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GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-I BRANCH)

NOTIFICATION

The 16th July, 2025

Notification No: H-U-H1/38/2025-6H1/I/1152681/2025.- Whereas, the Punjab Government in the Department of Housing and Urban Development is committed to creating well-planned Urban Estates and other Infrastructure that meet the needs of growing population by consolidating fragmented land parcels and ensuring equitable and sustainable development. With a view to boost the planned Urban Development, to ease the complicacies of compulsory land acquisition, to make the Land Owners as stake holders in Urban Development and to share with them the benefits of such developments, the following mechanism to acquire land by way of purchase in the State of Punjab is issued as under:-

MECHANISM FOR ACQUISITION OF LAND THROUGH DIRECT PURCHASE:-

Presently, whenever request is received from Urban Development Authorities for acquisition of land for Urban Estates or infrastructure projects, Department of Housing and Urban Development acquires the land after following the process under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (in short LARR Act of 2013) as well as instructions laid down by Revenue and Rehabilitation Department. The compensation to the land owners is paid either in cash (as determined under the Award passed by the Land Acquisition Collector) OR under the instant Land Pooling Policy of Housing and Urban Development Department, if the land owner opts for the same. The whole process of land acquisition takes more than 1 ½ years and also results into multiple litigation on account of challenge to land acquisition, which remains pending in Hon'ble Courts for a number of years. Besides this, huge liabilities are accrued upon Urban Development Authorities due to land cost enhancements awarded by Competent Courts.

As per Section 28 of the Punjab Regional and Town Planning and Development Act, 1995, PUDA and Other Special Urban Planning and Development Authorities working under the Administrative control of Housing and Urban Development Department are empowered *to acquire land by way of purchase, transfer, exchange or gift.* In view of this provision and in order to facilitate PUDA and Other Special Urban Planning and Development Authorities in developing new Urban Estates across major cities of Punjab, it is proposed to simplify the existing procedure for acquiring land for development of various Urban Estates in the State of Punjab. The following procedure is to be adopted:

(1) The land to be acquired for development of urban estates/creating infrastructure will be identified by the following committee as per the Land Purchase Policy of the Department of Revenue and Rehabilitation dated 07.07.2011, issued with the approval of Council of Ministers:-

a) Chief Administrator, Concerned Authority
b) Deputy Commissioner (Concerned) or his representative
c) ACA, Concerned Authority
d) Land Acquisition Collector, Concerned Authority
e) Estate Officer, Concerned Authority
f) Superintendent Engineer, Concerned Authority
g) Divisional Engineer (C), Concerned Authority
h) District Town Planner, Concerned Authority/District.

(2) The proposal of the above mentioned Committee shall be forwarded by PSHUD to be placed before the Executive Committee of the Concerned Authority for consideration and approval and after the approval of Executive Committee, the proposal will be finally got approved from the Authority headed by Hon'ble Chief Secretary, Punjab.

(3) After the approval of the Authority, the identified Khasra numbers of the land to be purchased will be widely publicized, inviting the concerned farmers/Land owners to sell their land to the Authority by adopting the Land Pooling Policy of Housing and Urban Development Department.

(4) Title of the Land offered by the Land owners to the Authority shall be got verified by the Development Authority from the Deputy Commissioner concerned and non-encumbrance certificate qua the said land shall be obtained from the Tehsildar concerned.

(5) Thereafter, objections shall be called from general public by giving 15 days Public Notice in three leading newspapers (English, Hindi and Punjabi) regarding the title of the land. The objections received within the prescribed period shall be decided by the above said Committee within a period of 30 days. Therefore, process to acquire land under the Land Pooling Policy shall be initiated by the Concerned Officer of the Development Authority nominated by Chief Administrator concerned.

(6) There will not be any ban on sale/purchase of such land at any time as described above and no land owner/farmer will be forced to opt for land pooling under this policy.

(7) All the proceedings initiated for purchasing land from land owners/farmers under the mechanism for acquisition of land through direct purchase outlined in the policy notified with letter bearing number H-U-H1/38/2025-6H1/I/1099011/25 dated 14.05.2025, will be considered as initiated under this policy.

VIKAS GARG
Principal Secretary, Government of Punjab
Department of Housing and Urban Development

Chandigarh
The 14th July, 2025

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